

COMPREHENSIVE SIGN PROGRAM

For

Cobblestone Fiesta

City Of Maricopa

REVISION 5 December 28, 2004

This criteria has been developed to insure design compatibility among all signs. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria not approved by Developer/Landlord must be removed or brought into conformance by the applicant and/or its sign contractor.

The Developer/Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code. Sign permits must be obtained from the governing authority prior to the installation of any sign.

The following is a description of the design criteria:

A. GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Pad Tenant/Buyer.

1. The Developer/Landlord shall review the shop drawings and specifications (2 sets) and return one (1) set to applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the applicant with comments. These drawings shall be revised by applicant and re-submitted to Developer/Landlord for its approval.
3. Upon receipt of Developer/Landlord approval applicant shall proceed with the permit process of the governing authority. No sign shall be installed prior to governmental approval.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Developer/Landlord.
5. Applicant or its representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
7. The Developer/Landlord's approval of applicant's plans specifications, calculations, or work shall not constitute an implication, representation, or certification by Developer/Landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations.
8. All signage is subject to governmental approval and this Comprehensive sign program. Developer/Landlord will support all applications for signs in compliance with this program but cannot guarantee governmental approval.
9. All signage shall be constructed and installed at Tenant's expense unless agreed to otherwise in writing.

10. Tenant and the Tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label.
17. All signs shall conform to 2000 IBC Standards.
18. All electrical signs shall conform to 99 National Electrical Code Standards.
19. Tenant shall be liable for the operation of their sign contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted. LED panel display shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
22. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by Developer/Landlord and the governing authority.
23. No logos shall be permitted without prior approval by the Developer/Landlord. With the exception of the Major Tenant, copy content of the signage shall not include the product sold without prior approval of Developer/Landlord.
24. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc.. Not to exceed one hundred forty four (144") square inches in area. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
25. All window signs shall meet the requirements of the governing authority.

26. Wall signs shall consist of individual interior LED or Neon illuminated pan channel letters. These letters shall be mounted to the building fascia in the area allocated for signs by the Developer/Landlord. No cabinet signs allowed.
27. Wall signs shall use integral 1/8" plexiglas inserts with standard 3/4" trim cap. Trim cap and return colors shall be Dark Bronze (Mathews # 41-313) only. Returns to be five inches (5") deep. Up to 2" gap between sign and mounting surface will be considered by Developer on a case-by-case basis.
28. Letter style and color shall be subject to the approval by the Developer/Landlord.
29. Each sign package shall be subject to review and approval by the Developer/Landlord and the governing authority.
30. Any changes to the "Comprehensive Sign Package" will require approval by the Developer/Landlord and the governing authority.
31. Developer / Landlord:

Kimco / De Rito Hamstra Square, L.L.C. & Riggs Marketplace, L.L.C.
c/o De Rito Partners, Inc.
3200 East Camelback Road, Suite 175
Phoenix, Arizona 85018
(480) 834-8500

B. MAJOR TENANT

1. A Major is defined as a Tenant or owner with a building area exceeding 40,000 square feet.
2. The Major will be allowed a maximum of six (6) locations for attached building signs for the front. The maximum area allowed will be 1.5 square feet of signage per building foot frontage.
 - a) The Major shall have a maximum letter height of 8'.
 - b) Ancillary "modifier" signs on the front elevation shall have a maximum copy height of 3'-0"
3. The Major will be allowed to display its corporate signage. This will include its letter style, trim cap colors, return colors, return depth, signage copy and illumination methods.

C. FREESTANDING SIGNS

The following ground signs are the only ground signs permitted. All monument signage shall provide illumination of copy and logos only, with routed out metal faces.

1. Major Multi-Tenant Monument Signs

Monument identification signs shall be allowed as follows:

a.) Two (2) 12' tall 74.59 square foot signs -- One installed on State Route 347 (Maricopa Rd.) and one on State Route 238 Smith Enke. (Refer to Sign A Page 1 of 8). Signs to read: upper identification "MARICOPA PROFESSIONAL VILLAGE". Number of individual tenant signs on each face could vary from one to ten. Size and configuration of individual tenant signs may vary.

b.) One (1) 12' tall 74.59 square foot sign -- One installed on State Route 347 (Maricopa Rd.). Sign to read: upper identification "COBBLESTONE FIESTA" (Refer to Sign B pg. 2 of 8). Number of individual tenant signs on each face could vary from one to ten. Size and configuration of individual tenant signs may vary.

c.) One (1) 8' tall 36.57 square foot sign -- One (1) installed on Cobblestone Farms Drive South Sign to read: upper identification "COBBLESTONE FIESTA" (Refer to Sign B pg. 3 of 8). Number of individual tenant signs on each face could vary from one to ten. Size and configuration of individual tenant signs may vary.

2. Pad Tenant/Buyer Monument Signs

a.) Typical Pad Monument Sign fronting on a street. Size: approx. 4' tall x 6' wide, sign with a maximum sign panel area of 12 square feet. (Refer to Sign D below for details). Each parcel shall be limited to one monument sign except for corner pad that shall be permitted two monument signs, one on each highway frontage.

Sign Type D: Seven (7) total (One) 4' tall - 12 sq. foot sign -- Four (4) installed on State Route 347 (Maricopa Rd.) and one (1) on State Route 238 - Smith Enke Rd., (1) installed on Cobblestone Farm Drive South Fiesta. (pg. 4-8). Individual pad tenant sign.

Sign Type E: (Two) (2) total 6'-8" tall -- 25.0 square foot signs -- Individual pad tenant signs for Walgreens. One (1) installed on State Route 238 - Smith Enke Rd One (1) installed on State Route 347 (Maricopa Rd.) (Refer to Sign E pg. 5-8),.

3. General Requirements

- a). All metal surfaces will have a light montex finish and shall be painted to match the center colors.
- b). All metal surfaces will have a light montex finish and shall be painted to match the center colors.
2. Directional Signs: When required to assist the flow of traffic, (i.e. drive thru, exit, enter, etc.), directional signs are permitted. Such signs shall not exceed 4.8 square feet in area or a height of 3 feet. No advertising is permitted on directional signage. Other standard traffic control signs such as stop signs may be a maximum of 8' high.

D. SHOP TENANTS

Shop Tenants are defined as those Tenants having leased area of less than 39,999 square feet.

1. Tenant shall have one wall sign per street frontage of individual interior illuminated pan channel letters mounted on the fascia. Tenants with two street fronts may have a sign on each street front. In those locations where a Tenant premise is aligned with a feature tower, Tenant's signage may also be located on sidewalls of feature tower, perpendicular with Tenant's storefront. Tenant's signage shall typically align with location of Tenant's premises. However, Developer/Landlord will consider lateral adjustment of Tenant signage beyond limits of Tenant's premises on a case-by-case basis where conflicts may exist.

2. Wall signs shall use integral color 1/8" plexiglas inserts with standard 3/4" trim cap. Trim cap and returns shall be dark bronze color (Mathews # 41-313). Returns to be five inches (5") deep. Up to 2" gap between sign and mounting surface will be considered by Developer on a case-by-case basis.

3. Maximum and minimum copy heights (including logos) are as follows:

Upper and Lower case letters	maximum 34"
(Based on the Upper case letter)	minimum 15"

All upper case letters	maximum 34"
	minimum 15"

Signs with two rows stacked shall have a maximum total height of 5' 0".

4. Permanent signs

Wall signs: 1 square feet of sign area for each front foot of premises. All other parameters notwithstanding, minimum sign area is twenty-four square feet. The overall length of any sign shall not exceed 80% of the leased frontage on which it is placed.

5. Letter style and color shall be subject to approval by the Developer/Landlord.

6. Each sign package shall be subject to review and approval by the Developer/Landlord and the

City of Maricopa.

E. FREE-STANDING PAD BUILDINGS

1. Pad Tenants/Buyers are defined as those entities occupying a freestanding building, on its own pad or parcel.
2. Monument signs for freestanding pads are permitted. Refer to section above that addresses monument signage.
3. Permanent Sign Area

Wall signs: Signs are permitted on four elevations with a maximum of 1 square foot of sign area for each lineal foot of building frontage on **the longest front**. The total aggregate for the building would then be divided up to determine sq. footage for each elevation. Elevations not facing a major street would need to be $\frac{1}{2}$ the size of those facing major street frontages. Elevations that are not on major street frontages that have a line of site to residential neighborhoods are not permissible.

i.e: A building that has a 30' x 100' front will be allowed to use their 100 square feet of sign area on the length of the building that holds the 100 feet in length. The remaining other elevations will be allowed to utilize only $\frac{1}{2}$ of their approximate building length for sign square footage. For example the 30' side elevation can have 15 square feet of signage and the remaining 100' side may have 50 square feet. The 100 square feet calculated for the longest side that is allowed to have signage at a rate of 1 square foot per frontage width may be swapped with any of the other three elevations.

If a pad is a gas pad that includes a canopy and / or car wash, the following shall apply:
Canopy signage: Signs are permitted on two elevations and shall be limited $\frac{1}{2}$ square feet of sign area for each foot of canopy frontage. Car Wash: Signs are permitted on two elevations and shall be limited $\frac{1}{2}$ square feet of sign area for each foot of building frontage.

4. Tenant shall be permitted to install signs designed and located solely for the purpose of relieving traffic congestion and promoting the safe flow of traffic. Four and eight tenths (4.8) square feet per directional and no higher than 3'0". Locations must be clearly marked for sign permit submittals. No advertising is permitted on directional signage. Other standard traffic control signs such as stop signs may be a maximum of 8' high.
5. All menu boards shall be internally illuminated and will be in keeping with the building's colors and materials, matching those of the freestanding directional signs. Each pad requiring drive thru menu boards will be allowed one preview menu board and one 32 square foot menu board. Height to the top of the menu board (excluding light fixture) is maximum 6'-6".
6. Wall signs shall use integral color $\frac{1}{8}$ " plexiglass inserts with standard $\frac{3}{4}$ " or 1" trim cap.

Trim cap and returns to be five inches deep and shall be painted, Dark Bronze - Mathews # 41-313. These apply to all except Regional and/or National Tenants.

7. Each pad sign package shall be subject to review and approval by the Developer/Landlord and

F. LIST OF EXHIBITS

Page 1.	Sign A - Multi-Tenant Monument Sign – 12' high-Maricopa Professional Plaza
Page 2.	Sign B- Multi-Tenant Monument Sign – 12' high –Cobblestone Fiesta
Page 3.	Sign C- Multi-Tenant Monument Sign – 8' high- Cobblestone Fiesta
Page 4.	Sign D- Typical Pad Tenant- 4' high
Page 5.	Sign E – Pad Sign Walgreens - 8'6" high
Page 6.	Typical In-Line building elevations for tenant signage locations
Page 7.	Sign Type G- Tenant sign detail
Page 8.	Reference Site Plan